

## Message Text

UNCLASSIFIED

PAGE 01 ABU DH 01366 050924Z

16/66

ACTION NEA-16

INFO OCT-01 ISO-00 FBO-08 A-01 RSC-01 DRC-01 /028 W

----- 013133

P 030900Z OCT 74

FM AMEMBASSY ABU DHABI

TO SECSTATE WASHDC PRIORITY 2115

UNCLAS ABU DHABI 1366

C O R R E C T E D C O P Y (TEXT)

FOR NEA/WILLIAMSON AND FBO FROM AMBASSADOR

E.O. 11652: N/A

TAGS: ABLD, TC

SUBJECT: COM RESIDENCE

1. AMBASSADOR'S RESIDENCE AGAIN.

2. WE HAVE JUST HAD DISCUSSIONS WITH PETER MORTON OF THE ARCHITECTS COLLABORATIVE, ARCHITECTS WHO, AS YOU KNOW, HAVE BEEN PREPARING DESIGN FOR PROPOSED RESIDENCE. THEY NOW FIND, AS WE SUSPECTED FROM OUR INFORMAL DISCUSSIONS WITH CONTRACTORS HERE THIS PAST MONTH, THAT DESIGN WHICH THEY HAVE DISCUSSED WITH US AND WHICH WE SHOWED FBO, WOULD COST GOOD DEAL MORE, BECAUSE OF TERRIFIC RATE OF INFLATION HERE, THAN ONE MILLION DIRHAMS FIGURE WE ARE LIMITED TO GIVEN AMOUNT DEPT. HAS MADE AVAILABLE FOR LEASE PAYMENTS UNDER OUR AGREEMENT WITH BANK. ARCHITECTS NOW THINK THAT ESTIMATED COST OF BUILDING WOULD BE ON ORDER OF 1.5 MILLION DIRHAMS. I BELIEVE THEY PREPARED ORIGINAL PLANS IN GOOD FAITH, BUT EVERYBODY HERE IS BEING WIPED OUT BY INCREASED COSTS OF BUILDING.

3. WE HAVE PAINSTAKINGLY EXPLORED WITH BANK, WHICH HAS DONE ITS UTMOST TO BE COOPERATIVE, POSSIBILITY OF GETTING ADDITIONAL FUNDS FOR CONSTRUCTION WITHOUT INCREASING AMOUNTS WE WILL HAVE TO PAY FOR LEASE. THERE IS SIMPLY NO FURTHER FLEXIBILITY. BANK HAS DONE EVERYTHING POSSIBLE TO ACCOMMODATE US.

UNCLASSIFIED

UNCLASSIFIED

PAGE 02 ABU DH 01366 050924Z

4. WE ARE LEFT, THEREFORE, WITH TWO ALTERNATIVES,

AND I WANTED TO SET THESE BEFORE YOU AND FBO VERY CLEARLY SO THAT WE CAN JOINTLY MAKE DECISION AS TO HOW TO PROCEED. IF PRESENT FUNDS ARE MAXIMUM WE CAN GO, AND UNLESS WE CAN GIVE BANK SOME ASSURANCE THAT EVENTUALLY WE WILL ACQUIRE PROPERTY, WE HAVE NO ALTERNATIVE BUT TO SCRAP THIS DESIGN AND PUT UP SOMETHING MUCH MORE MODEST. IT GOES WITHOUT SAYING THAT HOUSE WITHIN ONE MILLION DIRHAM LIMIT WILL NOT BEGIN TO MEET FBO SPECIFICATIONS FOR CLASS 4 AMBASSADOR RESIDENCE. UNDER MY CONSTANT BADGERING, ARCHITECTS HAVE REDUCED PRESENT DESIGN TO SQUARE FOOTAGE WHICH IS ALREADY WAY BELOW AREAS SPECIFIED BY FBO IN THEIR SPECIFICATIONS. IN ADDITION, I THINK FBO WILL AGREE, SINCE THEY WERE ENTHUSIASTIC ABOUT PLANS, THAT TAC HAS DONE GOOD JOB OF PREPARING A DESIGN WHICH HAD A LITTLE BIT OF STYLE AND DOES NOT LOOK LIKE JUST ANY OTHER MIDDLECLASS VILLA AROUND ABU DHABI. I THINK BUILDING THAT TAC HAS DESIGNED, ALTHOUGH SMALL IN AREA, WOULD BE CREDIT TO USG. IF WE HAVE TO STAY WITHIN ONE MILLION DIRHAM FIGURE WE WILL END UP WITH STRUCTURE THAT IS INADEQUATE IN TERMS OF ENTERTAINING AND MINIMAL GUEST BEDROOM SPACE AS WELL AS BEING HUMDRUM IN DESIGN.

5. I AM VERY RELUCTANT TO SEE US FORCED TO DO THIS. BRITISH AMBASSADOR HAS JUST RECEIVED \$2.5 MILLION APPROPRIATION TO BUILD HIMSELF A NEW RESIDENCE. CONSTRUCTION WILL START THIS WINTER. YOU CAN IMAGINE CONTRAST WHICH WILL BE PROJECTED TO ALL LOCALS HERE TO SEE AMERICAN AMBASSADOR LIVING IN STRUCTURE WHICH COSTS

ONE-TENTH OF WHAT THE BRITISH GOVERNMENT, PRESENTLY SUFFERING UNPRECEDENTED ECONOMIC PROBLEMS, HAS NEVER-

THELESS SEEN FIT TO PROVIDE THEIR AMBASSADOR IN ABU DHABI. IS THIS THE IMAGE WE AS A GOVERNMENT WANT TO PROJECT HERE? THAT IS NOT MY IMPRESSION FROM THE URGENCY AND IMPORTANCE THAT THE SECRETARY HIMSELF ATTACHES TO UPGRADING THE AMERICAN PRESENCE IN THIS AREA.

UNCLASSIFIED

UNCLASSIFIED

PAGE 03 ABU DH 01366 050924Z

6. I RECOGNIZE YOUR HEROIC EFFORTS TO GET US AS MUCH MONEY AS POSSIBLE TO BUILD THIS RESIDENCE. I HAVE MYSELF SPENT MANY LONG HOURS WITH THE ARCHITECTS TO TRY TO SCALE DOWN COSTS. WITH BEST OF INTENTIONS ALL AROUND, RATE OF INFLATION HERE, CERTAINLY ONE OF HIGHEST IN WORLD, IS BLUNT FACT OF LIFE WHICH WE AS GOVERNMENT HAVE TO TAKE INTO ACCOUNT IF WE WANT

TO CONTINUE TO OPERATE EFFECTIVELY HERE.  
IF WE ARE FORCED TO GO TO A STRUCTURE WHICH FITS  
WITHIN THE ONE MILLION DIRHAM FIGURE, IT WILL PROBABLY  
NOT BE A BUILDING THAT FBO WILL WANT EVENTUALLY TO  
ACQUIRE AS A PERMANENT COMM RESIDENCE. FOR BUREAU  
TO BE SHELLING OUT \$40,000 A YEAR FOR STRUCTURE THAT  
WE WOULD NOT WISH EVENTUALLY TO ACQUIRE AS OUR PERMANENT  
PROPERTY STRIKESME AS BEING AN ENORMOUS WASTE OF  
TAXPAYERS MONEY WHEN FOR AN ADDITIONAL INCREMENT OUR  
PAYMENTS WOULD BE CREDITED TOWARD EVENTUALLY ACQUIRING  
APPROPRIATE STRUCTURE AND I WOULD ALSO BE FACED WITH RATHER DISMAL  
PROSPECT OF EXPLAINING TO SHAIKH ZAYID WHY USG  
HAS PUT UP STRUCTURE ON PROPERTY HE HAS MADE AVAILABLE  
TO US IS SO INADEQUATE IN TERMS OF WHAT  
OTHER GOVERNMENT'S ARE DOING HERE. DILEMMA IS ALSO THAT  
WE HAVE TO BUILD ON PROPERTY SHAIKH ZAYID HAS MADE  
AVAILABLE TO US, AND IF WE PUT UP STRUCTURE THAT WE  
DO NOT EVENTUALLY WISH TO ACQUIRE WE WILL HAVE LOST  
LAND AS WELL.

7. I AMREALISTIC ABOUT THESE MATTERS AND PREPARED  
TO MOVE IN EITHER DIRECTION. I DID NOT WISH, HOWEVER,  
TO INSTRUCT ARCHITECTS TO SCRAP PRESENT DESIGN,  
WHICH FBO HAS APPROVED, WITHOUT FIRST CHECKING WITH YOU  
AS TO WHETHER THERE IS SOME POSSIBILITY WE CAN COME UP  
WITH FOR EXTRA FUNDING TO MAKE IT POSSIBLE TO BUILD  
STRUCTURE THAT WILL MEET OUR REQUIREMENTS HERE. IF YOU SEE  
ANY LIGHT AT END OF THIS TUNNEL, LET US KNOW AND WE  
WILL IMMEDIATELY OPEN DISCUSSIONS WITH BANK AND LET  
YOU KNOW PRECISELY WHAT ADDITIONAL AMOUNT  
WILL BE REQUIRED. IF NOT, WE WILL ASK ARCHITECTS TO  
GIVE US NEW DESIGN. IN EITHER EVENT WE NEED TO KNOW  
BY OCTOBER 9. ARCHITECTS ARE LEAVING HERE OCTOBER 10.  
UNCLASSIFIED

UNCLASSIFIED

PAGE 04 ABU DH 01366 050924Z

AND I WANT TO GIVE THEM FIRM INSTRUCTIONS ONE WAY OR  
THE OTHER PRIOR TO THEIR DEPARTURE.

8. AFTER DICTATING ABOVE, AND REVIEWING IT, I FIND  
I SHOULD EMPHASIZE ONCE AGAIN ONE FURTHER POINT ABOUT  
SITUATION HERE: THERE IS NO REPEAT NO PROSPECT OF  
FINDING VILLA OR APARTMENT ALREADY BUILT THAT  
WOULD BE SUITABLE COM RESIDENCE. BUILDING SOMETHING,  
IN ONE FASHION OR ANOTHER, IS THE ONLY POSSIBILITY.  
STERNER

UNCLASSIFIED

NNN

## Message Attributes

**Automatic Decaptioning:** X  
**Capture Date:** 01 JAN 1994  
**Channel Indicators:** n/a  
**Current Classification:** UNCLASSIFIED  
**Concepts:** n/a  
**Control Number:** n/a  
**Copy:** SINGLE  
**Draft Date:** 03 OCT 1974  
**Decaption Date:** 01 JAN 1960  
**Decaption Note:**  
**Disposition Action:** n/a  
**Disposition Approved on Date:**  
**Disposition Authority:** n/a  
**Disposition Case Number:** n/a  
**Disposition Comment:**  
**Disposition Date:** 01 JAN 1960  
**Disposition Event:**  
**Disposition History:** n/a  
**Disposition Reason:**  
**Disposition Remarks:**  
**Document Number:** 1974ABUDH01366  
**Document Source:** CORE  
**Document Unique ID:** 00  
**Drafter:** n/a  
**Enclosure:** n/a  
**Executive Order:** N/A  
**Errors:** N/A  
**Film Number:** D740282-0954  
**From:** ABU DHABI  
**Handling Restrictions:** n/a  
**Image Path:**  
**ISecure:** 1  
**Legacy Key:** link1974/newtext/t19741077/aaaacnxe.tel  
**Line Count:** 164  
**Locator:** TEXT ON-LINE, ON MICROFILM  
**Office:** ACTION NEA  
**Original Classification:** UNCLASSIFIED  
**Original Handling Restrictions:** n/a  
**Original Previous Classification:** n/a  
**Original Previous Handling Restrictions:** n/a  
**Page Count:** 3  
**Previous Channel Indicators:**  
**Previous Classification:** n/a  
**Previous Handling Restrictions:** n/a  
**Reference:** n/a  
**Review Action:** RELEASED, APPROVED  
**Review Authority:** cunninfx  
**Review Comment:** n/a  
**Review Content Flags:**  
**Review Date:** 04 MAR 2002  
**Review Event:**  
**Review Exemptions:** n/a  
**Review History:** RELEASED <04 MAR 2002 by chappeld>; APPROVED <06 FEB 2003 by cunninfx>  
**Review Markings:**

Declassified/Released  
US Department of State  
EO Systematic Review  
30 JUN 2005

**Review Media Identifier:**  
**Review Referrals:** n/a  
**Review Release Date:** n/a  
**Review Release Event:** n/a  
**Review Transfer Date:**  
**Review Withdrawn Fields:** n/a  
**Secure:** OPEN  
**Status:** NATIVE  
**Subject:** COM RESIDENCE  
**TAGS:** ABLD, TC  
**To:** STATE  
**Type:** TE  
**Markings:** Declassified/Released US Department of State EO Systematic Review 30 JUN 2005